

Matt Hyatt - Chair
Andrea Brue - Clerk
Linda K. Hamlin
Steven A. Heikin
Blair Hines
Thomas Renkes
Mark J. Zarrillo



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**Planning Board Agenda
Chapter 40A Cases Evening Meeting
Thursday, September 3, 2026 at 7:30 PM**

After registering, you will receive a confirmation email containing information about joining the meeting.

1. Public Comment on Matters Not on the Agenda

2. Board of Appeals Cases

(Tentative Zoning Board of Appeals Hearing Date), relevant Precinct

- 2a. **90-100 Bellingham Road (Chabad Center)** – Install a perimeter fence requiring height relief. (9/24) Pct. 15
- 2b. **1026 Commonwealth Avenue** – Construct a penthouse dwelling unit. (10/8) Pct. 2
- 2c. **15 Naples Road** – Convert from single to two-family dwelling and expand the driveway. (9/10) Pct. 8
- 2d. **70 Mason Terrace** – Construct a single-family dwelling with attached garage and a by-right ADU. (9/10) Pct. 11
- 2e. **8 Littell Road** - Enclose a portion of a covered porch. (9/10) Pct. 7

3. DISCUSSION AND POSSIBLE VOTE ON HAB RECOMMENDED CHANGES TO THE HAB GUIDELINES REQUIRING APPROVAL BY THE PB, RELATED TO:

- 3a. Inclusionary Zoning (IZ) Cash-In-Lieu Payment Fee Changes
- 3b. Cash-In-Lieu Payments For Projects That Create Fewer Than 20 Units, (previously 11 units) approved by Spring 26 TM and still subject to approval of the AG

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